



**Investing in a bridge to a healthy community**

***“We envision a community in which area residents and a new publicly-owned international border crossing will mutually coexist and benefit from each other.”***

**CBC Mission Statement**



**Our coalition includes hundreds of residents, churches, businesses and organizations**

# Supporters & Partners

- Economic Alliance of Michigan
- Businesses like Detroit-Windsor Truck Ferry
- UAW International
- D4-Doing Development Differently in Detroit – a regional CBA coalition
- Southwest Detroit Business Association
- Many churches and organizations

# Foundations & Other support

- *LISC*
- *Ford Foundation*
- *Kresge Foundation*
- *Kellogg Foundation*
- *Erb Family Foundation*
- *University of Michigan*





- Debra Williams, resident, CBC Board

# Myth 1: Green Sheets are enough

- These are bare minimum requirements, not based on full impacts

## Myth 2: CBA would cost taxpayers

- A Community Benefits Agreement would be negotiated with the private developer, just like successful CBAs around the country, using private investment dollars

# Myth 3: Developers wouldn't want to do this

- Developers DO collaborate with communities to implement various community benefits
- Investments in projects range depending on the impacts

# Myth 4: CBA would put Lansing on the hook

- The CBA legislation would provide the ability to negotiate with the developer
- The investments would be made by the private developer



# Myth 5 ? Nobody cares about us down here

- This is one of the most common things we hear in the community



**Our growing community deserves a  
quality of life like any other**



A photograph of a large industrial facility, likely a refinery or chemical plant, featuring several tall smokestacks and distillation columns. Thick white steam or smoke is rising from various points across the complex. The sky is blue with scattered white clouds. In the foreground, a concrete wall or barrier is visible.

**We are surrounded by industries  
that serve Michigan.**



# Industry / Residential







**View directly  
across the  
street in Delray**

**Yet residents  
still invest in  
their homes**



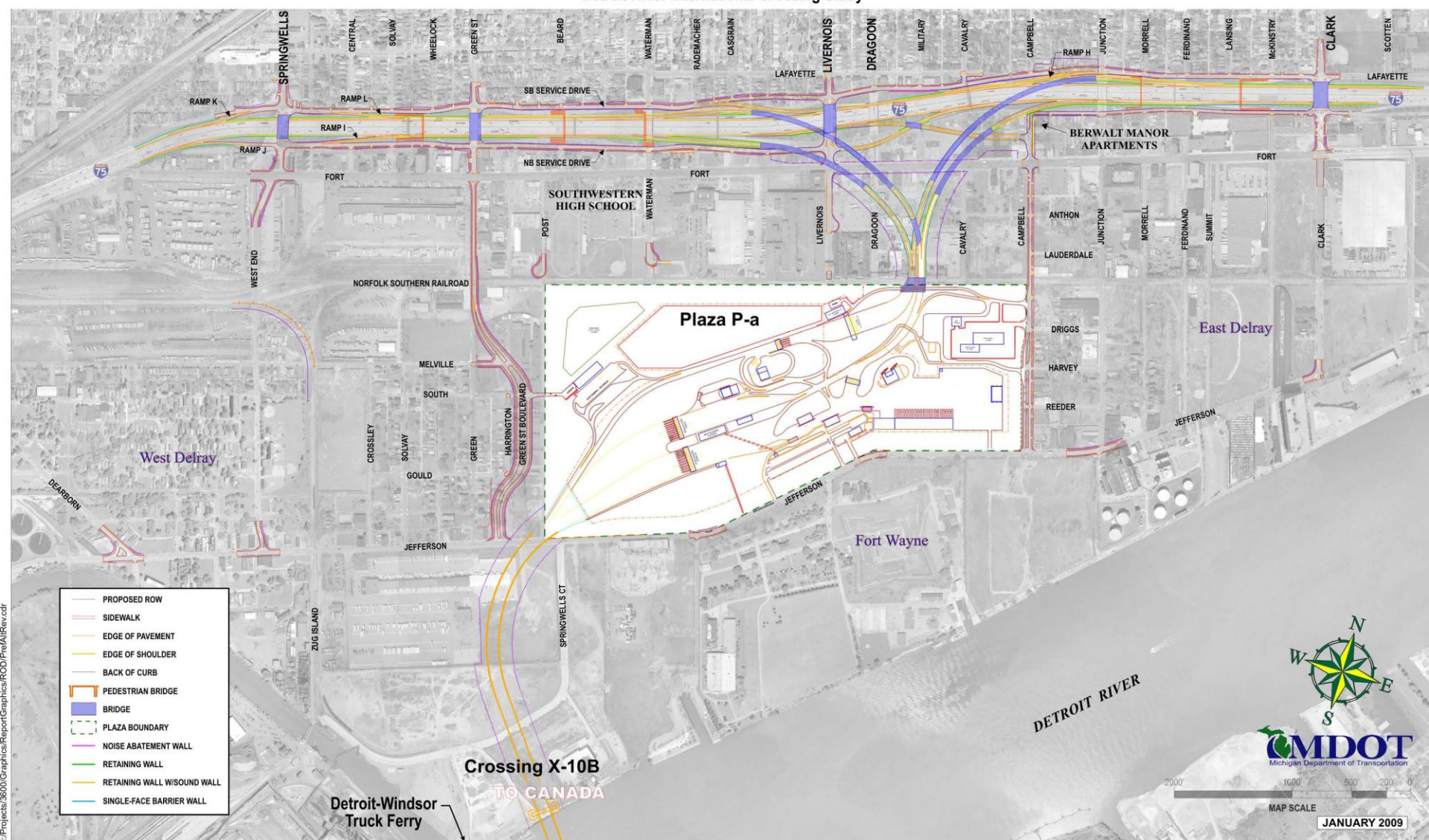


# NITC will bring more impacts

- 160-acre households, 43 businesses & 5 churches plaza & widening I-75 will displace 257
- 4 overpasses will close, further cutting off community & CHASS clinic
- More homes stranded
- Constant noise, vibration & diesel exhaust from trucks & our present 10,000 trucks per day will double.

# NITC plaza in neighborhood, next to Southwestern High School

Figure 2  
Selected Alternative  
Detroit River International Crossing Study





**Homes stranded next to developments  
are an environmental injustice**











- Historic First Latin American Baptist Church





**Daily truck traffic in front of All Saints Church**



# \$17 Million Clinic Expansion

## NITC will impact access



**This new market suffers from over 700 semi-trucks passing per day.**



# **NITC “GREEN SHEETS” Don’t Address Impacts**

## **Examples:**

- **Local impacts of trucks and air pollution are not addressed: Local vs Regional impact**
- **Will construct 4 pedestrian crossings. But, will take 4.**
- **A wall around plaza is a necessity, not a benefit**

**Need remedies, solutions for our border**

# CBA: Home repairs

- Replacement housing and home repair program— for a healthy neighborhood



# Stabilize & Revitalize



- investment will increase safety, reverse decline, make good-neighbor development



**Families continue to move in and invest. We must ensure their health & quality of life.**



# CBA: More Green space

- Connection to our riverfront
- Development of Fort Wayne as an economic engine for tourism





**Historic Fort Wayne can be a  
new anchor at our waterfront**



Boat Launch Access Area

Welcome to



Delray Park

Detroit River Fishing Access Site



Detroit Edison

A JOINT  
PROJECT BETWEEN



DNR  
THE MICHIGAN DEPARTMENT  
OF NATURAL RESOURCES

OPEN APRIL 1 CLOSED SEPT. 30

Access to the  
benefits of our riverfront



# Green investment can improve health



# CBA: More business, local jobs

- Attract new border industries
- Create a safe and productive community that can walk to new border jobs
- Programs to assure local residents will have access to jobs





- We can build on existing businesses attracted to our border and provide effective training to hire local residents

# Long-term Jobs in Logistics



- Michigan, the region, Detroit and the Delray community can benefit





**Small Businesses need support**  
**Lochmann's Hardware--a 100-year family**  
**business also serves our riverfront**

# CBA: Improve Air quality

- Truck routing & enforcement
- Air filtration for schools
- Implement a Clean Trucks program to reduce diesel emissions at the source





NO  
THRU  
TRUCK

Truck routing & enforcement are needed



A photograph showing a residential street with large, mature trees in the foreground. The trees have thick trunks and dense green foliage. In the background, a commercial yard is visible, containing several red and blue shipping containers. One red container has the text "HOMER 227180 2 2261" and another has "TAL". The scene is lit by warm, low-angle sunlight, creating long shadows and highlighting the textures of the tree bark and the grass. A paved road and a sidewalk are visible in the middle ground.

**Buffering is needed between uses**



# Local Investment Agreements are Tools that Work



- Many successes across the country multiplied developer investments
- Seeking infrastructure accountability and opportunity to negotiate with private developer for remedies

# ✓ **Support Community** **Benefits with a new bridge**

**Fair treatment for families & businesses**

- ✓ Trucks away from neighborhood streets
- ✓ Air and health protections
- ✓ Neighborhood improvement —replace homes, home repair program, green space
- ✓ Jobs access for local residents



# A Bridge to a Healthy Community for All is possible

